Surrey City Centre is in the midst of a significant transformation; what was once a suburban town centre is developing into a walkable transit-oriented downtown core for business, culture and entertainment activity.

City Centre is bookended between 132 Street and 140 Street to the west and east, and extends as far north as 112 Avenue and as far south as 94th Avenue.
POPULATION

In 2016, the population of City Centre was 26,945, 5% of Surrey’s total population.

![Pie chart showing population comparison between City Centre and Surrey.]

POPULATION BY FAMILY SIZE

The breakdown of family sizes in City Centre in 2016 was quite different than the breakdown for Surrey. In 2016, 55% of families in City Centre consisted of 2 people, much higher than the percentage citywide (42%). Similarly, 15% of families in City Centre consisted of 4 people, much lower than the percentage citywide (25%).

![Bar chart showing family size comparison between City Centre and Surrey.]

<table>
<thead>
<tr>
<th>Family Size</th>
<th>City Centre</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Persons</td>
<td>55%</td>
<td>42%</td>
</tr>
<tr>
<td>3 Persons</td>
<td>23%</td>
<td>23%</td>
</tr>
<tr>
<td>4 Persons</td>
<td>15%</td>
<td>25%</td>
</tr>
<tr>
<td>5 Persons</td>
<td>7%</td>
<td>10%</td>
</tr>
</tbody>
</table>
POPULATION GROWTH
City Centre’s population grew by 18% between 2011 and 2016. This was down from a previous high of 31% between 2006 and 2011. This was much higher than the rate of growth citywide, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.

POPULATION BY AGE GROUP
In 2016, 17% of City Centre’s population was 0-19, much lower than the percentage for Surrey, which was 25%. In comparison, 29% of City Centre’s population was 20-34, much higher than the percentage for Surrey, which was 20%.
TOP 4 ETHNIC GROUPS
In 2016, 43% of the population in City Centre and 42% citywide were Caucasian.
*South Asian includes East Indian, Pakistani, Sri Lankan, etc.

IMMIGRANTS* BY PERIOD OF IMMIGRATION
In 2016, 2,085 of City Centre’s residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.
* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.

CITY CENTRE
- Caucasian: 43%
- South Asian*: 14%
- Chinese: 11%
- Filipino: 11%
- Other: 21%

SURREY
- Caucasian: 42%
- South Asian*: 33%
- Chinese: 8%
- Filipino: 6%
- Other: 11%

<table>
<thead>
<tr>
<th>IMMIGRATION POPULATION</th>
<th>CITY CENTRE</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEFORE 1981</td>
<td>1,305</td>
<td>1,245</td>
</tr>
<tr>
<td>1981 – 1990</td>
<td>37,055</td>
<td>25,490</td>
</tr>
<tr>
<td>1991 – 2000</td>
<td>2,880</td>
<td>52,570</td>
</tr>
<tr>
<td>2001 – 2010</td>
<td>4,225</td>
<td>68,705</td>
</tr>
<tr>
<td>2011 – 2016</td>
<td>2,085</td>
<td>36,335</td>
</tr>
</tbody>
</table>
TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

In 2016, the top place of origin of recent immigrants to City Centre was the Philippines (25%). By comparison, the top place of origin of recent immigrants to the City was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016

CITY CENTRE

Map illustrates the top five places of origin of recent immigrants living in City Centre in 2016, which equates to 62% of recent immigrants. The remaining 38% were not mapped.

SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.
MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 68% of City Centre residents spoke English at home, similar to the city where 66% spoke English.

CITY CENTRE

SURREY
INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,230 or 5% lived in City Centre

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.

PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of City Centre’s population that was aboriginal was 5% compared to 3% for the city.

CITY CENTRE 5%   SURREY 3%
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, the majority of dwelling units in City Centre were low and high rise apartment units. In 2016 there were 9,345 apartment units, which represented 77% of the private dwellings. This was significantly higher than the total percentage of apartment units citywide, which was 24% (40,615).

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CITY CENTRE</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling</td>
<td>15% (1,770)</td>
<td>58% (99,060)</td>
</tr>
<tr>
<td>Row/Townhouses</td>
<td>8% (1,020)</td>
<td>18% (30,440)</td>
</tr>
<tr>
<td>Low Rise Apartments</td>
<td>40% (4,810)</td>
<td>20% (34,520)</td>
</tr>
<tr>
<td>High Rise Apartments</td>
<td>37% (4,500)</td>
<td>4% (5,950)</td>
</tr>
<tr>
<td>Total Dwellings Units</td>
<td>12,100</td>
<td>169,970</td>
</tr>
</tbody>
</table>

TENURE

In City Centre, the majority of households rented rather than owned in 2016. 43% of City Centre residents owned their home, compared with 71% for the City. Between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In City Centre, the percentage of households who rented increased from 50% to 57% and Citywide from 25% to 29% between 2006 and 2016.
HOUSING AFFORDABILITY
In Canada, housing is considered unaffordable if it costs more than 30% of a household’s before-tax income. In 2016, 43% of renters in City Centre and 37% citywide spent more than 30% of their income on rent. In comparison 30% of home owners in City Centre and 25% citywide spent 30% or more of their household income on housing.

Unaffordable to Rent

Renter households who spent more than 30% of their household income on rent.

Unaffordable to Own

Owner households who spent more than 30% of their household income on housing.

AVERAGE VALUE OF DWELLINGS
The average value of dwellings* continued to increase in City Centre and citywide between 2006 and 2016. In 2016, the average value of a dwelling in City Centre was $360,013, compared with $757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.
AVERAGE INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in City Centre was $58,761, which was much lower than the city’s average income ($93,586).

AVERAGE INCOME BY HOUSEHOLD TYPE

In 2015 in City Centre, the family type with the highest average household income* was couples with children, with an income of $80,853. For each family type, the average income in City Centre was much lower than those for the city.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CITY CENTRE</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple Families Without Children</td>
<td>$72,955</td>
<td>$95,517</td>
</tr>
<tr>
<td>Couple Families with Children</td>
<td>$80,853</td>
<td>$119,698</td>
</tr>
<tr>
<td>Lone-Parent Families</td>
<td>$52,596</td>
<td>$62,818</td>
</tr>
<tr>
<td>Persons 15 Years and Over Not in Families</td>
<td>$35,079</td>
<td>$39,475</td>
</tr>
<tr>
<td>All Households</td>
<td>$58,761</td>
<td>$93,586</td>
</tr>
</tbody>
</table>

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.
**INCOME DISTRIBUTION**

In 2015, the percentage of households in City Centre with an income of more than $150,000 was 3%, much less than the city with 16%.

**PERSONS IN LOW INCOME**

In 2015, about 1 in 4 people, or 25% of the population in City Centre were considered to be low income*. This was much higher than the percentage for the city, which was 15%.

*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).
HIGHEST LEVEL OF EDUCATION ATTAINED

In 2016, 27% of the City’s and the City Centre’s population aged 25 to 64 had a university degree.

- **CITY CENTRE**
  - University certificate, diploma or degree at bachelor level or above: 27%
  - High school diploma or equivalent: 26%
  - College or other non-university certificate or diploma: 26%
  - Apprenticeship or trades certificate or diploma: 8%
  - No certificate, diploma or degree: 13%

- **SURREY**
  - University certificate, diploma or degree at bachelor level or above: 27%
  - High school diploma or equivalent: 30%
  - College or other non-university certificate or diploma: 24%
  - Apprenticeship or trades certificate or diploma: 7%
  - No certificate, diploma or degree: 12%
**Employment**
In 2016, the overall labour force participation rate* in City Centre was 68%, very similar to the city at 66%.

**Self-Employed**
In 2016, 8% (1,185) of the employed labour force in City Centre were self-employed, compared with 12% (31,800) citywide.

**Unemployment Rate**
In 2016, 8% of those participating in the labour force in City Centre were unemployed. This was higher than the percentage for the city, which was 7%.

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* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.
### GETTING TO WORK

In 2016 driving remained the primary mode of transportation with 56% of City Centre’s and 81% of Surrey’s employed labour force driving to work. However, between 2011 and 2016 the share of commuters who drove decreased while the share who used public transit increased. During this period there was a 5.2% increase in City Centre (up to 36%) and a 2.1% increase in Surrey (up to 15%) in the share of commuters who used public transit.

#### Journey to Work

<table>
<thead>
<tr>
<th>Mode</th>
<th>City Centre</th>
<th>Surrey</th>
<th>% Change in mode share between 2011-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walked or Cycled</td>
<td>8% (1,025)</td>
<td>4% (10,125)</td>
<td>↑ 1.3%</td>
</tr>
<tr>
<td>Drove Car</td>
<td>56% (7,485)</td>
<td>81% (193,255)</td>
<td>↓ -6.8%</td>
</tr>
<tr>
<td>Used Public Transit</td>
<td>36% (4,880)</td>
<td>15% (35,560)</td>
<td>↑ 5.2%</td>
</tr>
</tbody>
</table>

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**14 | CITY CENTRE COMMUNITY PROFILE: 2016 CENSUS DATA AND CITY OF SURREY STATISTICS**
COMMUTE TIME FOR WORK
In 2016 in City Centre, 65% (43% + 22%) of those in the workforce commuted more than 30 minutes and of those, 22% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey’s workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.

PLACE OF WORK STATUS
In 2016, 4% (595) of the employed labour force in City Centre worked from home, compared with 6% (16,085) citywide.